

Prepared By: *Marguerite Schmidt*
Marguerite Schmidt
19225 NW Tanasbourne Drive
Hillsboro OR 97124



200907020093

Skagit County Auditor

7/2/2009 Page 1 of 5 11:21AM

WHEN RECORDED, RETURN TO:
EQUITY LOAN SERVICES, INC.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING - TEAM 1
Accommodation Recording Per Client Request

SIC Loan No. **99050404**

**SUBSTITUTION OF TRUSTEE
AND
SIMULTANEOUS RECONVEYANCE BY SUBSTITUTED TRUSTEE**

The undersigned, being all of the present beneficiaries and holders, or authorized representative of the present beneficiaries and holders, of the indebtedness secured by that certain Deed of Trust, dated June 24, 1999, executed by Mt. Vernon Pad Partners Limited Partnership, a Washington limited partnership, as Trustor, to First American Title Insurance Company, as Trustee, for Standard Mortgage Investors, LLC, an Oregon limited liability company as Beneficiary, recorded on **July 15, 1999**, as Instrument No. **9907150101** in the Real Property Records of **Skagit County, Washington**, and by the Assignment of Lessor's Interest in Leases recorded as Instrument No. **9907150102** in the aforesaid Real Property Records, 100% of the beneficial interest of which was assigned by Standard Mortgage Investors, LLC to Standard Insurance Company, an Oregon corporation, pursuant to that certain Assignment of Beneficial Interest in Deed of Trust and Related Loan Documents, dated July 15, 1999, recorded **February 18, 2003**, in Instrument No. **200302180215**, the beneficial interest of which was assigned by the Assignment of Beneficial Interest in Deed of Trust and Related Loan Documents, dated December 9, 2002, recorded **February 18, 2003**, in Instrument No. **200302180216**, in the aforesaid Real Property Records which assigned 95% beneficial interest to Banner Bank, a Washington state chartered bank, formerly known as First Savings Bank of Washington, a state chartered savings bank,

Tax Account Number: **8005-000-002 (R107487) and 8005-000-002-0300 (R111995)**

Commonly known as: **115 East Collage Way, Mount Vernon, Washington, 98273**

That property in the City of **Mount Vernon**, County of **Skagit**, State of **Washington**, described as follows:

Lots 2D and 2E, Mt. Vernon Binding Site Plan MV- 1-94 (as amended)

Full legal Description on Exhibit "A" attached.

HEREBY APPOINT StanCorp Mortgage Investors, LLC, in place of the trustee mentioned above or any trustee since substituted.

[CONTINUED ON FOLLOWING PAGE]

THE INDEBTEDNESS, secured by said Deed of Trust, having been completely paid in full, is no longer to be secured by, and is hereby reconveyed from, the property described in the Deed of Trust and Assignment of Lessor's Interest in Leases described above and said Substituted Trustee named above does hereby grant and reconvey unto the parties entitled thereto without warranty, all the estate and interest now held by said Substituted Trustee under said Deed of Trust as the same relates to the property to be reconveyed as described above.

BENEFICIARIES AND HOLDERS OF INDEBTEDNESS,
OR AUTHORIZED REPRESENTATIVE THEREOF:

Banner Bank,
a Washington state chartered bank,
formerly known as First Savings Bank of Washington,
a Washington state chartered savings bank

By: *Penne Locati*
Penne Locati, Vice President, Loan Administration

Attest By: *Blonda Yantis*
Title: *Assistant Vice President*

Standard Insurance Company,
an Oregon corporation

By: *Amy Frazey*
Amy Frazey, Assistant Vice President

Attest By: *Mark Fisher*
Mark Fisher, Assistant Secretary



SUBSTITUTED TRUSTEE:

StanCorp Mortgage Investors, LLC,
an Oregon limited liability company

By: *Amy Frazey*
Amy Frazey, Assistant Vice President

Attest By: *Mark Fisher*
Mark Fisher, Assistant Secretary



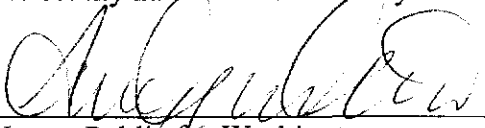
200907020093
Skagit County Auditor

State of Washington
County of Walla Walla

On June 17, 2009, before me appeared Penne Locati and Rhonda Yantis, both to me personally known, who being duly sworn did say that she, Penne Locati is the Vice President, and she, Rhonda Yantis is the Assistant Vice President of Banner Bank, a Washington corporation and they acknowledge said document to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last written.




Notary Public for Washington

My commission expires May 11th, 2013

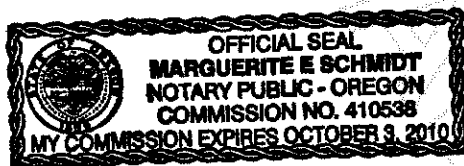


200907020093
Skagit County Auditor

STATE OF OREGON)
) ss:
COUNTY OF WASHINGTON)

On this 18th day of May, 2009 before me, Marguerite E. Schmidt, a Notary Public in and for said County and State, personally appeared AMY FRAZEY and MARK FISHER, both to me personally known, who being duly sworn did say that she, the said AMY FRAZEY is the Assistant Vice President, and he, the said MARK FISHER is the Assistant Secretary of STANDARD INSURANCE COMPANY, the within named corporation, and that the seal affixed to said document is the corporate seal of said corporation, and that the said document was signed and sealed in behalf of said corporation by authority of its Board of Directors, and AMY FRAZEY and MARK FISHER acknowledged said document to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.

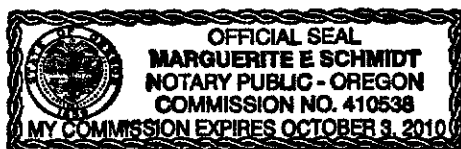


Marguerite E Schmidt
Marguerite E. Schmidt
Notary Public for Oregon
My Commission Expires: October 3, 2010

STATE OF OREGON)
) ss:
COUNTY OF WASHINGTON)

On this 18th day of May, 2009, before me, Marguerite E. Schmidt, a Notary Public in and for said County and State, personally appeared AMY FRAZEY and MARK FISHER, both to me personally known, who being duly sworn did say that she, the said AMY FRAZEY is the Assistant Vice President, Investment Administration, and he, the said MARK FISHER is the Assistant Secretary of STANCORP MORTGAGE INVESTORS, LLC, an Oregon limited liability company, the within named limited liability company, and that the said document was signed in behalf of said limited liability company, and AMY FRAZEY and MARK FISHER acknowledge said document to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last written.



Marguerite E Schmidt
Marguerite E. Schmidt
Notary Public for Oregon
My Commission Expires: October 3, 2010



200907020093
Skagit County Auditor

EXHIBIT "A"

The land referred to herein is situated in the County of Skagit State of Washington, and is described as follows:

Parcel "A":

That portion of Lot 2B of City of Mount Vernon Binding Site Plan No. MV-1-94 BSP, approved May 31, 1994, and recorded May 31, 1994, under Auditor's File No. 9405310129, in Volume 11 of Short Plats, pages 77 – 81, inclusive, records of Skagit County, Washington; being a portion of the Northeast ¼ of Section 18, Township 34 North, Range 4 East, W.M., more particularly described as follows:

Beginning at the Southeast corner of said Lot 2B of said Binding Site Plan; thence North 90 degrees 00'00" West 0.54 feet to the TRUE POINT OF BEGINNING; thence North 00 degrees 00'00" East 158.41 feet; thence South 90 degrees 00'00" West 128.5 feet; thence South 00 degrees 00'00" East 158.41 feet to a point on the South line of said Lot 2B; thence South 90 degrees 00'00" East along the said South line 128.50 feet to the TRUE POINT OF BEGINNING.

(Also know as Lot 2E of said Binding Site Plan)

Parcel "B":

That portion of Lot 2B and Lot 2, of City of Mount Vernon Binding Site Plan No. MV1-94BSP, approved May 31, 1994, and recorded May 31, 1994, in Volume 11 of Short Plats, Page 77, under Auditor's File No. 9405310129, more particularly described as follows:

Beginning at the Southwest corner of said Lot 2B, of said Binding Site Plan; thence North 00 degrees 20' 56" West along the West line of said Lot 2B and said West line produced Northerly 175.00 feet; thence South 90 degrees 00' 00" East, 93.06 feet; thence South 00 degrees 00' 00" West, 175.00 feet to a point on the South line of said Lot 2B; thence North 90 degrees 00' 00" West along said South line, 92.00 feet to the point of beginning.

(Also known as Lot 2D of said Binding Site Plan.)

MT. VERNON PAD PARTNE
40775122 WA

FIRST AMERICAN ELS
SUB OF TRUSTEE AND RECONVEYAN



200907020093
Skagit County Auditor